

## Five Oaks HOA Meeting Minutes: April 20, 2021

Present: Gregg Prskalo (President), Howard Smith (Vice President), Pat Lynn (ARC Chairman), Laura Michalski (Secretary), Peter Cokinos (Lake Manager), Bill Fanizzo (Lake Manager), Rob Kogen (Lawyer), and Sally Saccomando (Nemanich Consulting and Management, Inc.)

Meeting was called to order at 6:31 pm by Gregg Prskalo

A motion from Gregg Prskalo and seconded by Laura Michalski to approve the minutes for Dec 1, 2020 (Zoom meeting with the residents) All in favor: Yes, Motion passed to approve the minutes

Financial Report as of Mar 31 2021 reviewed by Sally Saccomando.

Lake Manager's Report reviewed by Bill Fanizzo. Bid for finishing riprap is \$14,246.44 on West end. East side has grass seed, which coming in nice. Looking into stocking the lake with fish. Pond Contract discussed. Lake mapping was done regarding silt and muck evaluation by Rollins company. Muck Pellets for less than one acre and a half \$1450. Depth was found to be 7-8 feet consistently with very hard bottom; however, weeds may be interfering with boat depth finders. Algae and weed treatment will be done regularly. A future mapping wouldn't be needed for several years. Muck treatment will be in areas where culverts/drains are located.

### Old Business

- Park Update: Trial date is scheduled May 12 if this matter can't be resolved.
- Camera System: Several Board Members met with Flock cameras and received several proposals. Flock is currently working the Frankfort police and other communities. Board recommended to start with a camera in the front seeing a vehicle enter the subdivision and one camera seeing a vehicle leaving the subdivision. One camera costs \$2500 and two cameras cost \$4000. Frankfort police cannot recommend any other camera companies. A resident suggested additional cameras on the West end. Residents had several questions that the Board will contact Flock for more information.

### New Business

- Landscaping Committee Proposal presented by Donna Simonsen. Board will discuss further at next Board Meeting this Thurs with new board members.
- Mulch proposal's discussed by Sally Saccomando and will table until additional quotes come in
- Pond Contract: Rollin's Aquatic contract for lake cleanup, lake mapping, and muck pellet treatment. Motion to approve by Bill Fanizzo and seconded by Peter Cokinos, All in favor: Yes, Motion passed to approve
- Proposed Rule on Watercraft presented Peter Cokinos.
- Decorating Committee proposal presented by Tamera Fair. Board will discuss further at next Board Meeting this Thurs with new board members.

### Open Forum

- Resident stated there is a lot of construction residue this afternoon where Jackson Branch ends
- A resident asked questions regarding collections and reimbursement of legal fees. Currently, the park is the only unpaid assessments and legal fees.
- A resident is concerned of excessive traffic, garbage not being picked up, lack of water drainage, etc. due to new home being built.

Motion to adjourn meeting by Gregg Prskalo, second by Pat Lynn, All in favor: Yes

Second Meeting called to order at 10:40 pm by Greg Prskalo

Candidates Elected are 2 year terms: Laura Michalski, Scott Little, Pat Lynn, and Howard Smith

Motion to adjourn meeting by Greg Prskalo